



176 Western Way, Letchworth Garden City SG6 4SS





3 Bedroom End of Terrace House

£400,000 Freehold

Occupying a generous corner plot, this three-bedroom end of terrace property offers fantastic potential to extend (subject to planning permission) and create a substantial family home. Boasting a garage, private driveway, and a large rear garden, the home enjoys both space and versatility rarely found in similar properties.



- Freehold
- Double glazed windows throughout
- Garage
- Corner plot
- Potential to extend STPP
- Driveway
- 3 bedrooms
- End of terrace
- In need of modernisation
- Awaiting EPC. Council tax band C

Ground Floor**Kitchen/Diner:**

Abt. 18' 11" x 14' 6" (5.77m x 4.42m) Vinyl flooring. Worktops with a range of wall and base mounted units. Space for cooker. Extractor fan. Radiator. Double glazed window to conservatory. Tiled backsplash.

Living Room:

Abt. 17' 9" x 10' 9" (5.41m x 3.28m) Double glazed windows to the front and rear. Carpet. Two Radiators.

Cloakroom:

Double glazed window. Sink. Toilet. Tiled walls and tiled flooring.

Conservatory:

Abt. 11' 2" x 9' 6" (3.40m x 2.90m) Tiled flooring. Electricity and water access for washing machine. Upvc door to garden and double glazed windows.

First Floor**Bedroom One:**

Abt. 12' 1" x 8' 9" (3.68m x 2.67m) Carpet. Built in wardrobes, double glazed window. Overhead storage. Loft hatch. Radiator. Built in cupboard.

Bedroom Two:

Abt. 10' 0" x 6' 3" (3.05m x 1.91m) Double glazed window. Carpet. Radiator. Fitted overhead storage.

Bedroom Three:

Abt. 10' 9" x 7' 6" (3.28m x 2.29m) Double glazed window. Carpet. Radiator.

WC:

Abt. 4' 9" x 2' 5" (1.45m x 0.74m) Toilet, carpet, double glazed window.

Bathroom:

Abt. 6' 2" x 4' 7" (1.88m x 1.40m) Bath with glass screen and wall mounted shower. Sink. Double glazed window. Tiled walls. Laminate flooring.

Outside**Front Garden:**

Gated. Mostly laid to lawn with driveway for multiple cars. Access to garage. Side gate to garden.

Rear Garden:

Mostly laid to lawn with established planting and enclosed with fencing. Corner plot offering scope to extend STPP. Gravel area with planting. Path leading to sheds at rear, Patio space directly to rear of conservatory.

Garage & Parking:

Brick built garage with access from front and rear. Parking directly to front.

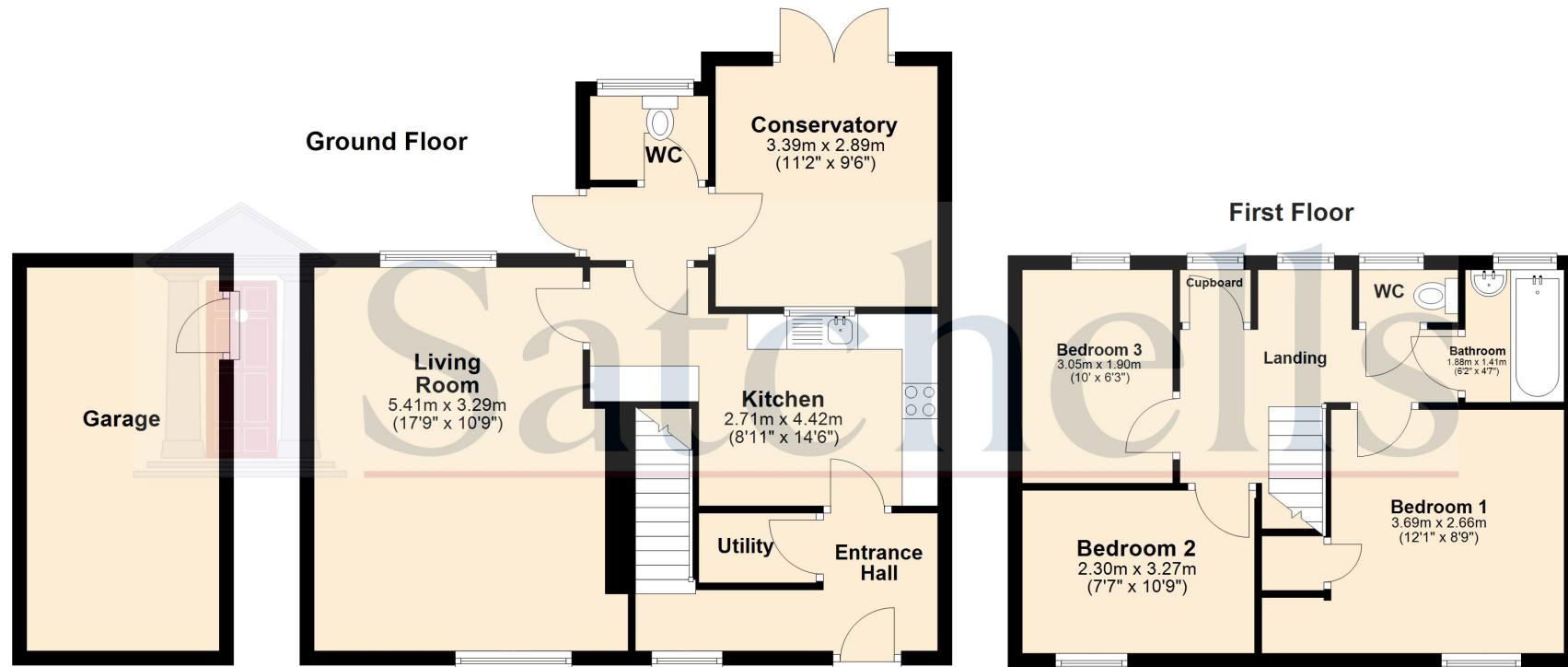
Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.





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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
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